June 22, 2015

Shimon Mizrahi
Rainier Commons LLC
918 S. Horton Street, Suite 1018
Seattle, WA 98134

Subject: **Catch Basin Sampling**
Aqueous and Sediment Sampling
Rainier Commons, LLC

Site Address: 3100 Airport Way S, Seattle, WA

NVL Project#: 2012-494

Dear Mr. Mizrahi:

Rainier Commons, LLC retained NVL Laboratories to conduct the sampling at their Old Rainier Brewery site located at 3100 Airport Way South, Seattle, Washington and this letter has been prepared to convey the results.

NVL Labs conducted sampling on June 3rd, 2015, at the request of Rainier Commons LLC. The samples were collected at roughly 11:30 AM. Light precipitation had occurred earlier that day (http://www.nws.noaa.gov). NVL Labs proceeded to open and inspect the catch basins referred to as CB1 and CB3 on the attached figure (attachment A). These stormwater collection points are located west of buildings 10, 11, and 13 where work associated with the IPWP for Phase I had occurred.

At the time of the sampling, following removal of the storm drain grates, one of the two sampling locations was observed to have adequate water for sampling. None of the locations were found to have adequate sediment for sampling. Accordingly, aqueous samples were collected from one location and no sediment samples were collected. Photos of the exposed catch basins were taken to document their condition. (See Attachment B)

Sampling Location	Water Present?	Aqueous Sample Collected?	Sediment Present?	Sediment Sample Collected?
Catch Basin 1	No	No	No	No
Catch Basin 3	Yes	Yes	No	No

Samples were collected as per the Condition 6: Catch Basin Sampling Plan for IPWP1.

The samples were transported to Fremont Analytical Laboratories under a chain-of-custody protocol before being analyzed for PCBs by EPA Method 8082.

Attached to this letter is a copy of the laboratory report dated June 10th, 2015, and the site plan that shows the sample locations. (Attachments C and A)

Aqueous Sample Results:

Laboratory analysis of the aqueous sample from CB3 found a total PCB concentration of 0.107 micrograms per liter (ug/L.). The aqueous sample from CB3 was found to have a PCB concentration above the aqueous screening limit of 0.1 ug/L for total PCB Arochlors.

Sampling Location	Aqueous PCB Screening Limit (Total Arochors)	Sample Result	Result Above Screening Limit?
Catch Basin 3	.1 ug/L	0.107 ug/L	YES

ND = Non-Detect

Prepared By

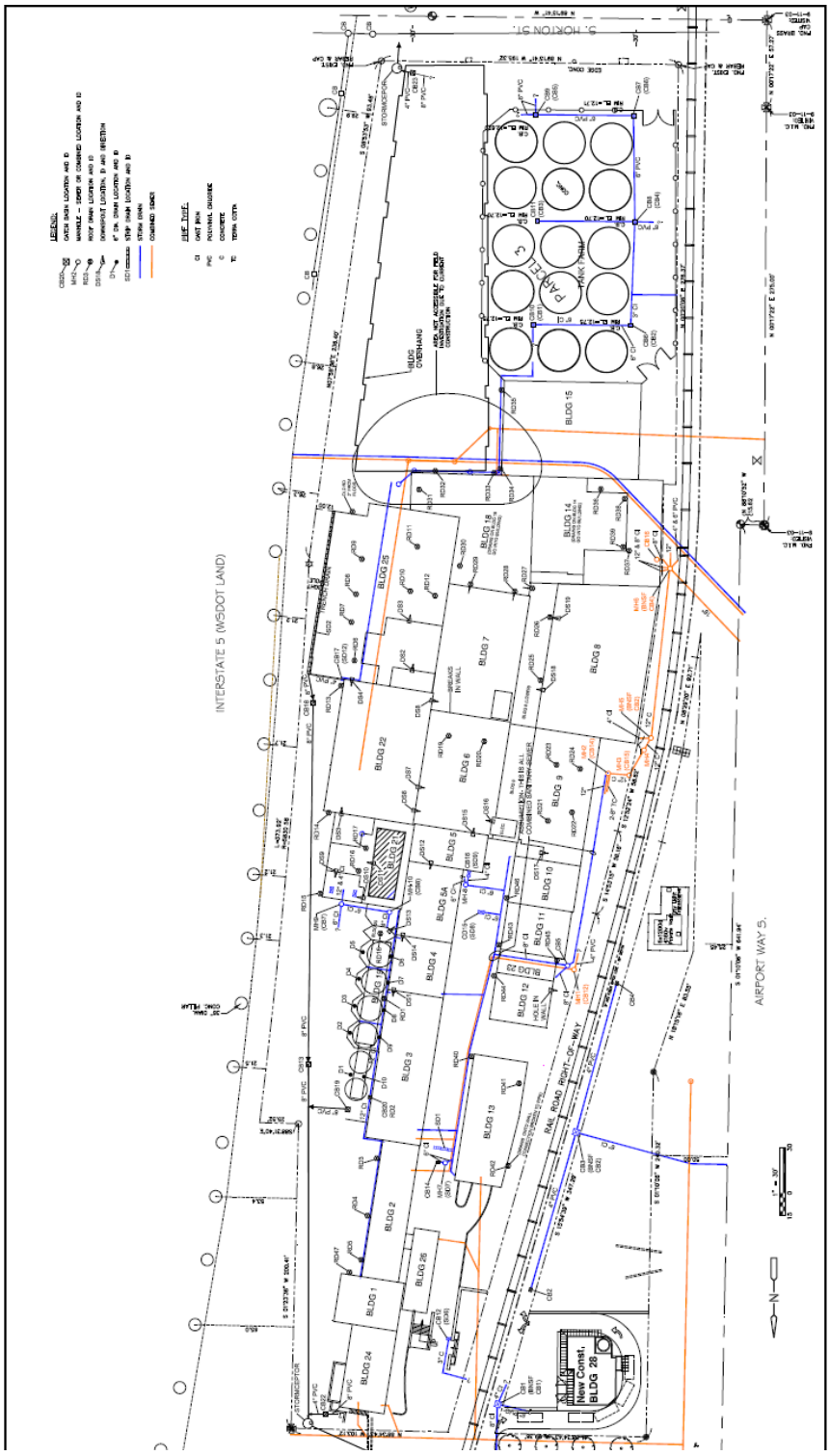
Marcus Gladden
Industrial Hygienist
NVL Laboratories

Reviewed By

Munaf Khan
Project Manager
Laboratory Director / President

Attachments:
A: Site Map with Sample Locations
B: Site Observation Photos
C: Laboratory Testing Report, Fremont Analytical Labs Batch No. 1506056

Attachment A: Site Map



Catch Basin Sampling
Rainier Commons, LLC
Project No. 2012-494
June 22nd, 2015

RCLLC 0004865

Attachment B: Site Observation Photos

Catch Basin 1
Inadequate water and sediment for sampling was found in catch basin 1.

Catch Basin 3
Adequate water for sampling was found in catch basin 3. Sediment levels were found to be inadequate for sampling.

Catch Basin 3
An aqueous sample from catch basin 3 was collected and placed in labeled, clean, amber glass bottles for transport to the lab for analysis.

Attachment C: Laboratory Testing Report, Fremont Analytical Labs Batch No. 1506056

3600 Fremont Ave. N.
Seattle, WA 98103
T: (206) 352-3790
F: (206) 352-7178
info@fremontanalytical.com

NVL Labs, Inc.
Marcus Gladden
4708 Aurora Ave. N.
Seattle, WA 98103

RE: Rainier Commons
Lab ID: 1506056

June 10, 2015

Attention Marcus Gladden:

Fremont Analytical, Inc. received 1 sample(s) on 6/3/2015 for the analyses presented in the following report.

Polychlorinated Biphenyls (PCB) by EPA 8082

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

Mike Ridgeway
President

CC:
Munaf Khan

Date: *06/10/2015*

CLIENT: NVL Labs, Inc.
Project: Rainier Commons
Lab Order: 1506056

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
1506056-001	6315-CB3	06/03/2015 10:30 AM	06/03/2015 11:15 AM

Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

Case Narrative

WO#: **1506056**

Date: **6/10/2015**

CLIENT: NVL Labs, Inc.

Project: Rainier Commons

I. SAMPLE RECEIPT:
Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:
Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:
Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers & Acronyms

WO#: **1506056**

Date Reported: **6/10/2015**

Qualifiers:

* - Flagged value is not within established control limits
B - Analyte detected in the associated Method Blank
D - Dilution was required
E - Value above quantitation range
H - Holding times for preparation or analysis exceeded
I - Analyte with an internal standard that does not meet established acceptance criteria
J - Analyte detected below LOQ
N - Tentatively Identified Compound (TIC)
Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria (<20%RSD, <20% Drift or minimum RRF)
S - Spike recovery outside accepted recovery limits
ND - Not detected at the Reporting Limit

Acronyms:

%Rec - Percent Recovery
CCB - Continued Calibration Blank
CCV - Continued Calibration Verification
DF - Dilution Factor
HEM - Hexane Extractable Material
ICV - Initial Calibration Verification
LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
MB or MBLANK - Method Blank
MDL - Method Detection Limit
MS/MSD - Matrix Spike / Matrix Spike Duplicate
PDS - Post Digestion Spike
Ref Val - Reference Value
RL - Reporting Limit
RPD - Relative Percent Difference
SD - Serial Dilution
SGT - Silica Gel Treatment
SPK - Spike
Surr - Surrogate

Analytical Report

WO#: **1506056**
Date Reported: **6/10/2015**

Client: NVL Labs, Inc.
Collection Date: 6/3/2015 10:30:00 AM
Project: Rainier Commons
Lab ID: 1506056-001
Matrix: Stormwater
Client Sample ID: 6315-CB3

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
Polychlorinated Biphenyls (PCB) by EPA 8082				Batch ID: 10939		Analyst: NG
Aroclor 1016	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1221	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1232	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1242	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1248	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1254	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1260	0.107	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1262	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Aroclor 1268	ND	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Total PCBs	0.107	0.0498		µg/L	1	6/10/2015 1:05:00 PM
Surr: Decachlorobiphenyl	48.8	17.5-154		%REC	1	6/10/2015 1:05:00 PM
Surr: Tetrachloro-m-xylene	29.4	20.7-125		%REC	1	6/10/2015 1:05:00 PM

Fremont Analytical

Date: *6/10/2015*

Work Order: 1506056
CLIENT: NVL Labs, Inc.
Project: Rainier Commons

QC SUMMARY REPORT

Polychlorinated Biphenyls (PCB) by EPA 8082

Sample ID: **1506056-001AMS** SampType: **MS** Units: **µg/L-dry** Prep Date: **6/4/2015** RunNo: **22869**
Client ID: **6315-CB3** Batch ID: **10939** Analysis Date: **6/10/2015** SeqNo: **433487**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	1.23	0.0492	1.967	0	62.3	45.5	118				
Aroclor 1260	1.79	0.0492	1.967	0.1261	84.7	50.8	129				
Surr: Decachlorobiphenyl	218		393.4		55.4	17.5	154				
Surr: Tetrachloro-m-xylene	128		393.4		32.6	20.7	125				

Sample ID: **LCS1-10939** SampType: **LCS** Units: **µg/L** Prep Date: **6/4/2015** RunNo: **22869**
Client ID: **LCSW** Batch ID: **10939** Analysis Date: **6/10/2015** SeqNo: **433492**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	1.26	0.0500	2.000	0	63.0	38.2	129				
Aroclor 1260	1.74	0.0500	2.000	0	87.0	43.3	126				
Surr: Decachlorobiphenyl	446		400.0		112	17.5	154				
Surr: Tetrachloro-m-xylene	181		400.0		45.3	20.7	125				

Sample ID: **LCS2-10939** SampType: **LCS** Units: **µg/L** Prep Date: **6/4/2015** RunNo: **22869**
Client ID: **LCSW** Batch ID: **10939** Analysis Date: **6/10/2015** SeqNo: **433493**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1221	1.20	0.0500	2.000	0	60.0	38.2	129				
Surr: Decachlorobiphenyl	578		400.0		145	17.5	154				
Surr: Tetrachloro-m-xylene	218		400.0		54.5	20.7	125				

Sample ID: **LCS1D-10939** SampType: **LCSD** Units: **µg/L** Prep Date: **6/4/2015** RunNo: **22869**
Client ID: **LCSW02** Batch ID: **10939** Analysis Date: **6/10/2015** SeqNo: **433494**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	1.60	0.0500	2.000	0	79.8	38.2	129	1.259	23.6	20	R
Aroclor 1260	1.95	0.0500	2.000	0	97.7	43.3	126	1.739	11.7	20	
Surr: Decachlorobiphenyl	452		400.0		113	17.5	154		0		
Surr: Tetrachloro-m-xylene	188		400.0		47.0	20.7	125		0		

Date: *6/10/2015*

Work Order: 1506056
CLIENT: NVL Labs, Inc.
Project: Rainier Commons

QC SUMMARY REPORT

Polychlorinated Biphenyls (PCB) by EPA 8082

Sample ID: **LCS1D-10939** SampType: **LCSD** Units: **µg/L** Prep Date: **6/4/2015** RunNo: **22869**
Client ID: **LCSW02** Batch ID: **10939** Analysis Date: **6/10/2015** SeqNo: **433494**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

NOTES:
R - High RPD observed; spike recoveries are within range.

Sample ID: **MB-10939** SampType: **MBLK** Units: **µg/L** Prep Date: **6/4/2015** RunNo: **22869**
Client ID: **MBLKW** Batch ID: **10939** Analysis Date: **6/10/2015** SeqNo: **433495**

Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	ND	0.0500									
Aroclor 1221	ND	0.0500									
Aroclor 1232	ND	0.0500									
Aroclor 1242	ND	0.0500									
Aroclor 1248	ND	0.0500									
Aroclor 1254	ND	0.0500									
Aroclor 1260	ND	0.0500									
Aroclor 1262	ND	0.0500									
Aroclor 1268	ND	0.0500									
Total PCBs	ND	0.0500									
Surr: Decachlorobiphenyl	415		400.0		104	17.5	154				
Surr: Tetrachloro-m-xylene	172		400.0		42.9	20.7	125				

Sample Log-In Check List

Client Name:	**NVL**	Work Order Number:	**1506056**
Logged by:	**Erica Silva**	Date Received:	**6/3/2015 11:15:00 AM**

Chain of Custody

1.	Is Chain of Custody complete?	Yes ☑	No ☐	Not Present ☐
2.	How was the sample delivered?	Client		

Log In

3.	Coolers are present?	Yes ☑	No ☐	NA ☐
4.	Shipping container/cooler in good condition?	Yes ☑	No ☐	
5.	Custody Seals present on shipping container/cooler? (Refer to comments for Custody Seals not intact)	Yes ☐	No ☐	Not Required ☑
6.	Was an attempt made to cool the samples?	Yes ☑	No ☐	NA ☐
7.	Were all items received at a temperature of >0°C to 10.0°C *	Yes ☐	No ☑	NA ☐
	Sample received straight from field			
8.	Sample(s) in proper container(s)?	Yes ☑	No ☐	
9.	Sufficient sample volume for indicated test(s)?	Yes ☑	No ☐	
10.	Are samples properly preserved?	Yes ☑	No ☐	
11.	Was preservative added to bottles?	Yes ☐	No ☑	NA ☐
12.	Is there headspace in the VOA vials?	Yes ☐	No ☐	NA ☑
13.	Did all samples containers arrive in good condition(unbroken)?	Yes ☑	No ☐	
14.	Does paperwork match bottle labels?	Yes ☑	No ☐	
15.	Are matrices correctly identified on Chain of Custody?	Yes ☑	No ☐	
16.	Is it clear what analyses were requested?	Yes ☑	No ☐	
17.	Were all holding times able to be met?	Yes ☑	No ☐	

Special Handling (if applicable)

18.	Was client notified of all discrepancies with this order?	Yes ☐	No ☐	NA ☑

Person Notified: _____ Date: _____

By Whom: _____ Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person

Regarding: _____

Client Instructions: _____

19. Additional remarks:

Item Information

Item #	Temp ºC
Cooler	17.1
Sample	18.8

* Note: DoD/ELAP and TNI require items to be received at 4°C +/- 2°C

Fremont Analytical

Chain of Custody Record

3600 Fremont Ave N.
Seattle, WA 98103
Tel: 206-352-3790
Fax: 206-352-7178

Laboratory Project No (internal): 1506056

Date: 6/3/15

Page: 1 of: 1

Client: NWL LABS
Address: 4708 AURORA AVE N
City, State, Zip SEATTLE WA 98103
Tel: 206-547-0100 Fax:

Project Name: RAINIER COMMONS
Project No: 2012-494
Location: 5100 AIRPORT WAY S SEATTLE, WA, 98134
Reports To (PM): MARCUS G, MUNAF K
Collected by: MARCUS GUADEN
Email: MARCUS.G@NWLLABS.COM MUNAF.K@NWLLABS.COM

*Matrix Codes: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

	Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	VOC (EPA 8260)	GX/BTEX	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SEMI VOL (EPA 8270 - SIM)	PAH (EPA 8270)	PCBs (EPA 8082)	Metals** (6020 / 200.8)	Total (T)	Dissolved (D)	Anions (IC)***	EDB (8011)	Comments/Depth
1	6315-CB3	6/3/15	10:30	SW									X						2 x 1L BOTTLES
2																			
3																			
4																			RL of 0.05 ug/L
5																			NWLCLP
6																			
7																			
8																			
9																			
10																			

**Metals Analysis (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Ti Tl U V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

Sample Disposal: ☐ Return to Client ☒ Disposal by Lab (A fee may be assessed if samples are retained after 30 days.)

Turn-around times for samples received after 4:00pm will begin on the following business day.

Special Remarks: RL of 0.05 ug/L NWLCLP

Relinquished	Date/Time	Received	Date/Time
x	6/3/15 11:15	x	06/03/15 11:15
Relinquished	Date/Time	Received	Date/Time
x		x	

TAT -> SameDay^ NextDay^ 2 Day 3 Day (STD)

*Please coordinate with the lab in advance

Distribution: White - Lab, Yellow - File, Pink - Originator

www.fremontanalytical.com

RCLLC 0004876